

QUALITY OFFICE SUITES WITH PARKING

TO LET



COTTINGLEY BUSINESS PARK, COTTINGLEY, BINGLEY  
BD16 1PE

what3words /// endearing.voices.reinforce



**BTG**  
**Eddisons**

# Cottingley Business Park, Cottingley

Bingley, BD16 1PE



Tenure

To Let



Property Type

Offices



Rental

On application



Size

From 148.65sq m to 445.94sq m  
(From 1,600sq ft to 4,800sq ft)



Location

Cottingley, BD16 1PE



Property ID

731.4507a (182240)

**For Viewing & All Other Enquiries Please Contact:**

**MATTHEW JENNINGS MRICS**  
Director

[matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)  
01274 734101

**HARVEY BLAND**  
Graduate Surveyor

[harvey.bland@eddisons.com](mailto:harvey.bland@eddisons.com)  
01274 734101

## Property

---

Cottingley Business Park provides a number of attractive detached office buildings being two storey and built out of attractive stone cladding.

The available suites comprise mainly open plan space with private offices/meeting rooms partitioned off. Kitchen and gents/ladies/disabled toilet facilities are provided.

The accommodation benefits from full gas central heating, acoustic tiled ceilings, carpeting and generous car parking spaces.

Suites are available from 1,600sq.ft. up to 4,800sq.ft.

Further details available upon request.

## Energy Performance Certificate

---

EPC ratings are available on request.

## Services

---

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

---

Individual suite rating information available on request.

## Terms

---

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

## Rental

---

**Rental on application.**

## Service Charge

---

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

---

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

---

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

---

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

Cottingley Business Park is located just off the A650 being approached from Bradford Road and Cottingley New Road some 1½ miles south of Bingley town centre and 1½ miles west of the historic village of Saltaire.

The position is most convenient/accessible yet offers a superb quiet secure working environment.







